

A. REPORT TO THE HEARING EXAMINER

HEARING DATE: June 28, 2016

Project Name: Valley Vue Short Plat

Owner: RAD Holdings LLC, 1040 W. Lk. Sammamish Prky SE, Bellevue, WA 98008

Applicant/Contact: Rory Dees, 1040 W. Lk. Sammamish Prky SE, Bellevue, WA 98008

File Number: LUA16-000272, SHPL-A, MOD

Project Manager: Clark H. Close, Senior Planner

Project Summary: The applicant is requesting approval of a 2-lot short plat and a street modification. The site is 99,994 square feet (2.3 acres) and is located at 3106 and 3112 Talbot Rd S (APN: 302305-9028), adjacent to Winsper Division No. 1 subdivision. The property is in the Residential-8 (R-8) zoning district. There are two (2) single family residences (3106 and 3112) located on this parcel that gain access to the site from Talbot Road S. The proposed short plat would subdivide the parcel into two (2) residential lots, leaving both existing houses undisturbed, and one (1) Native Growth Protection Tract (Tract A). The two proposed residential lots are 41,970 SF (Lot 1) and 40,200 SF (Lot 2) with an average lot size of 41,085 SF. The residential density is 0.96 dwelling units per net acre. Access to the new residential lots is proposed via a 16-foot wide driveway from S 32nd Pl through Winsper Division No. 1 Subdivision (Tract H) via the 24-foot wide dedicated ingress/egress easement area. There are 142 significant trees on the site and the applicant is proposing to retain all of the original trees. The eastern portion of the site is comprised of established forest with a Category III wetland that extends off-site to the east and south. No impacts to critical areas onsite are proposed. The application is also requesting a street modification from the required half-street frontage improvements along S 32nd Pl, along the access tracts, to maintain the existing improvement condition of the neighborhood. The applicant has submitted a Critical Areas Study and a Geotechnical Engineering Study with the application.

Project Location: 3106 and 3112 Talbot Rd S, Renton WA 98055

Site Area: 2.3 acres



Project Location Map

B. EXHIBITS:

- Exhibit 1: Hearing Examiner Staff Recommendation (dated June 28, 2016)
- Exhibit 2: Neighborhood Map
- Exhibit 3: Winsper Division No. 1 Final Plat (Sheets 1 through 4)
- Exhibit 4: Valley Vue Civil Plan Cover Sheet
- Exhibit 5: Valley Vue Preliminary Short Plat Plan
- Exhibit 6: Topographic / Boundary Survey Map (Sheets 1 and 2)
- Exhibit 7: Grading and Drainage Plan and Profile
- Exhibit 8: Sanitary Sewer and Water Plan and Profile
- Exhibit 9: Tree Cutting and Land Clearing Plan
- Exhibit 10: Geotechnical Engineering Study prepared by Geotech Consultants, Inc. (dated May 27, 2014)
- Exhibit 11: Critical Areas Study prepared by Acre Environmental Consulting, LLC (dated September 4, 2013; revised dated November 23, 2015)
- Exhibit 12: Construction Mitigation Description
- Exhibit 13: Street Modification Request (dated November 5, 2015)
- Exhibit 14: Hearing Examiner Report for Valley Vue Preliminary Plat LUA14-001040, ECF, PP, MOD (dated July 14, 2015)
- Exhibit 15: Hearing Examiner Decision for Valley Vue Preliminary Plat (dated July 28, 2015)
- Exhibit 16: Public comment letter from Jerome Jaeb (dated April 15, 2016)
- Exhibit 17: Public comment letter from Bruce Troung, plus signatures (dated April 19, 2016)
- Exhibit 18: Public comment letter from Mary Klaas Schultz (dated April 26, 2016)
- Exhibit 19: Public comment letter from Virginia Klass to staff (dated April 26, 2016)
- Exhibit 20: Public comment letter from Virginia Klass to Chief Peterson (dated April 26, 2016)
- Exhibit 21: Staff's response letter to parties of record (dated April 27, 2016)
- Exhibit 22: Comment email from Renton Fire & Emergency Services (dated April 27, 2016)
- Exhibit 23: Renton Fire & Emergency Services Incident Report (alarm date July 29, 2015)
- Exhibit 24: Environmental "SEPA" Determination and ERC Mitigation Measures (publication date May 22, 2015)
- Exhibit 25: Environmental "SEPA" Addendum, ERC Mitigation Measures and Advisory Notes
- Exhibit 26: Advisory Notes to Applicant

C. GENERAL INFORMATION:

- 1. **Owner(s) of Record:** Rory Dees, Rad Holdings, LLC, 1040 W. Lake Sammamish PKWY SE, Bellevue, WA 98008
- 2. **Zoning Classification:** Residential – 8 du/ac (R-8)

3. **Comprehensive Plan Land Use Designation:** Residential Single Family (RS)
4. **Owner(s) of Record:** Rory Dees, Rad Holdings, LLC, 1040 W. Lake Sammamish PKWY SE, Bellevue, WA 98008
5. **Zoning Classification:** Residential – 8 du/ac (R-8)
6. **Comprehensive Plan Land Use Designation:** Residential Single Family (RS)
7. **Existing Site Use:** Residential Medium Density
8. **Critical Areas:** Category III wetland and steep slopes
9. **Neighborhood Characteristics:**
- a. **North:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-8 DU/AC (R-8) zone
 - b. **East:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-8 DU/AC (R-8) zone
 - c. **South:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-8 DU/AC (R-8) zone
 - d. **West:** Residential Medium Density (RMD) Comprehensive Plan Land Use Designation; Residential-8 DU/AC (R-8) zone
7. **Site Area:** 99,994 SF (2.3 acres)

D. HISTORICAL/BACKGROUND:

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5758	06/22/2015
Zoning	N/A	5758	06/22/2015
Annexation (Winsper)	A-93-002	4476	10/26/1994
Valley Vue Preliminary Plat	LUA14-001040	N/A	07/28/2015

E. PUBLIC SERVICES:

1. Existing Utilities

- a. Water: Water service is provided by the City of Renton. There is an existing 12 inch (12") water main west of the site along the eastern frontage of Talbot Rd S. 3106 and 3112 Talbot Rd S are currently served by ¾" services connected to this main. The meters are located near the end of the site's private driveway along the Talbot Rd S frontage. There is also an existing 8" water main south of the site in S 32nd Pl.
- b. Sewer: Sewer service is provided by the City of Renton. There is an existing 8" concrete sewer main west of the site along the eastern frontage of Talbot Rd S that flows from south to north. There is an eight inch (8") PVC sewer main north of the site that flows northwest from the northern site boundary beginning at a 48" manhole. 3106 Talbot Rd S is served by an existing four inch (4") PVC side sewer which enlarges to a six inch (6") PVC side sewer that connects to the eight inch (8") PVC sewer main downstream of the 48" manhole. There is also an existing eight inch (8") D.I. sewer main south of the site in S 32nd Pl that flows from east to west. 3112 Talbot Rd S is served by a private onsite septic system.
- c. Surface/Storm Water: The site slopes from east to west. Portions of the site's slope exceed 15%. Drainage from the site either infiltrates or sheet flows to the west. There is an existing stormwater

ditch along the eastern frontage of Talbot Rd S. west of the site. Drainage in the ditch flows to the north. There is also a 12" CMP piped storm drainage conveyance system south of the site in S 32nd Pl that flows from northeast to southwest.

2. **Streets:** The site is not bordered by any City of Renton Public street. Access to both lots on the site comes via a private driveway/road that connects west to Talbot Rd S. There are two empty tracts that lie between the site and S 32nd Pl to the south. Tract H of the Winsper Division I subdivision (KC Parcel No: 9485750570) connects the western portion of the site to S 32nd Pl, while Tract G of the Winsper Division 1 subdivision (KC Parcel No: 9485750570) connects the eastern portion of the site to S 32nd Pl. Tract H has 24.06 feet of frontage along S 32nd Pl and Tract G has 24.01 feet of frontage along S 32nd Pl. Per the Winsper Division 1 Plat Recording, Tract H and Tract G can serve as a future ingress/egress, and utility access to the subject lot. Talbot Rd S is classified as a neighborhood collector arterial. S 32nd Pl is classified as a residential access street. There are no street improvements along Talbot Rd S. On the north side of S 32nd Pl there is a concrete curb and gutter. On the south side of S 32nd Pl there is a curb and gutter and a 5 foot (5') sidewalk at the back of curb.
3. **Fire Protection:** City of Renton Fire Authority (RFA)

F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:

1. **Chapter 2 Land Use Districts**
 - a. Section 4-2-020: Purpose and Intent of Zoning Districts
 - b. Section 4-2-060: Zoning Use Table – Uses Allowed in Zoning Designations
 - c. Section 4-2-110A: Residential Development Standards for Residential Zoning Designations
 - d. Section 4-2-115: Residential Design and Open Space Standards
2. **Chapter 3 Environmental Regulations**
 - a. Section 4-3-050: Critical Area Regulations
3. **Chapter 4 City-Wide Property Development Standards**
4. **Chapter 6 Streets and Utility Standards**
5. **Chapter 7 Subdivision Regulations**
 - a. Section 4-7-070: Detailed Procedures for Short Subdivisions
 - b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards
 - c. Section 4-7-150: Streets – General Requirements and Minimum Standards
 - d. Section 4-7-160: Residential Blocks – General Requirements and Minimum Standards
 - e. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards
6. **Chapter 9 Permits – Specific**
 - a. Section 4-9-250: Variances, Waivers, Modifications, and Alternates
7. **Chapter 11 Definitions**

G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:

1. Land Use Element

H. FINDINGS OF FACT (FOF):

1. The applicant is requesting a Short Plat, Environmental (SEPA) Addendum and a Street Modification for a two (2) lot short plat.

2. The 2.3-acre site is located at 3106 and 3112 Talbot Rd S, Renton WA, within the SE ¼ of Section 30, Township 23 North, Range 5 East, W.M., east of Talbot Road South and north of S 32nd PI (Exhibit 2). The project site consists of one (1) parcel (Parcel Number 302305-9028).
3. The project site is currently occupied with two (2) single family residences with a 142 significant trees throughout the lot. No trees are proposed to be removed.
4. The single family house at 3106 Talbot Rd S is currently connected to City of Renton sewer and the single family house at 3112 Talbot Rd S is currently served by a private septic system. The existing private septic system would be abandoned in accordance with King County Department of Health regulations.
5. Two (2) new water service connections and one (1) sanitary side sewer to 3112 Talbot Rd S would be routed from S 32nd PI through Tract H (Parcel Number 948575-0570) of the Winsper Division I subdivision to the site (*Exhibit 3*).
6. The proposed development would result in a net density of 0.96 dwelling units per acre.
7. The Planning Division of the City of Renton accepted the above master application for review on April 12, 2016 and determined the application complete on April 20, 2016. The project complies with the 120-day review period.
8. Access to the two (2) new residential lots is proposed via a 24-foot wide dedicated ingress/egress and utility easement tract (Tract H) from S 32nd PI through Winsper Division No. 1 subdivision via the shared private driveway standards of the Renton Municipal Code (RMC 4-6-060J), which was passed by the Renton City Council on October 20, 2014 (Ord. No. 5727, effective October 29, 2014).
9. The property is located within the Residential Medium Density (RMD) Comprehensive Plan land use designation.
10. The site is located within the Residential - 8 (R-8) zoning classification.
11. Surrounding uses include single family residences in the Residential - 8 (R-8) zone.
12. The site is mapped with wetlands and steep slopes.
13. The site topography descends from east to west with elevation change from 208 feet to 130 feet across the entire project site (*Exhibit 6*). The west portion of the site maintains the steepest slopes.
14. The applicant submitted a Critical Areas Study prepared by Acre Environmental Consulting, LLC (dated September 4, 2013, revised dated November 23, 2015; *Exhibit 11*). According to the report, there is a wetland located in the eastern portion of the subject site and extends off-site to the east and south. This wetland exhibits a minimum of human related physical alteration, and therefore, meets the criteria for a Category III wetland with moderate habitat scores (5 to 7 points). A Category III wetland with moderate habitat function receives a minimum 100 foot (100') standard buffer from the delineated edge (RMC 4-3-050G.2).
15. Staff received and responded to multiple public comment letters (*Exhibits 16-21*). To address public comments the following report contains analysis related to public notice, access, development standards, public safety, and quality of life.
16. Staff received comments and an incident report from the Renton Fire Authority (RFA) on April 27, 2016 (*Exhibits 22 & 23*). On April 26, 2016, Renton and Fire District #25 voters approved Proposition 1, creating a regional fire authority (RFA). The RFA became effective on July 1, 2016.
17. Pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), on May 18, 2015 the Environmental Review Committee issued a Determination of Non-Significance - Mitigated (DNS-M) for the Valley Vue Preliminary Plat (*Exhibit 24*). The DNS-M included four (4)

mitigation measures. A 14-day appeal period commenced on May 22, 2015 and ended on June 5, 2015. No appeals of the threshold determination were filed.

18. On May 16, 2016, the Environmental Review Committee, pursuant to the City of Renton's Environmental Ordinance and SEPA (WAC 197-11-600), issued a SEPA Addendum for Valley Vue Short Plat to retain mitigation #1, remove mitigation measures #2 and #3 and modify mitigation measure #4 (*Exhibit 25*). There is no comment period for a SEPA Addendum.
19. Based on an analysis of probable impacts from the short plat proposal, the Environmental Review Committee (ERC) issued the following mitigation measures with the Determination of Non-Significance – Mitigated:
 - a. Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Geotech Consultants, Inc. dated May 27, 2014 or an updated report submitted at a later date.
 - b. The applicant shall provide a paved 16-foot wide shared driveway through the existing Winsper Division No. 1 Tracts H that is consistent with the shared private driveway standards of the Renton Municipal Code (RMC 4-6-060J). The private access roads shall meet the minimum necessary to provide for safe and effective access for the existing residents, proposed residents, and fire and emergency vehicles.
20. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report (*Exhibit 26*).
21. **Comprehensive Plan Compliance:** The site is designated Residential Medium Density (RMD) on the City's Comprehensive Plan Map. The purpose of the RMD designation is to allow a variety of single-family and multi-family development types, with continuity created through the application of design guidelines, the organization of roadways, sidewalks, public spaces, and the placement of community gathering places and civic amenities. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	Comprehensive Plan Analysis
✓	Goal L-U: Preserve, protect, and enhance the quality and functions of the City's sensitive areas including: lakes, rivers, major and minor creeks, intermittent stream courses and their floodplains, wetlands, ground water resources, wildlife habitats, and areas of seismic and geological hazards.
✓	Policy L-29: Minimize erosion and sedimentation in and near sensitive areas by requiring appropriate construction techniques and resource practices, such as low impact development.
✓	Policy L-31: Maintain or increase the quantity and quality of wetlands. Development activities shall not decrease the net acreage of existing wetlands.
✓	Policy L-32: Protect buffers along wetlands and surface waters to facilitate infiltration and maintain stable water temperatures, provide for biological diversity, reduce amount and velocity of run-off, and provide for wildlife habitat.
✓	Policy L-49: Address privacy and quality of life for existing residents by considering scale and context in infill project design.
✓	Policy L-51: Respond to specific site conditions such as topography, natural features, and solar access to encourage energy savings and recognize the unique features of the

	site through the design of subdivisions and new buildings.
✓	Policy L-56: Preserve natural landforms, vegetation, distinctive stands of trees, natural slopes, and scenic areas that contribute to the City's identity, preserve property values, and visually define the community and neighborhoods.

22. **Zoning Development Standard Compliance:** The site is classified Residential-8 (R-8) on the City's Zoning Map. Development in the R-8 Zone is intended to create opportunities for new single family residential neighborhoods and to facilitate high-quality infill development that promotes reinvestment in existing single family neighborhoods. It is intended to accommodate uses that are compatible with and support a high-quality residential environment and add to a sense of community. The proposal is compliant with the following development standards if all conditions of approval are met:

Compliance	Residential Zoning Designation												
✓	<p>Residential: Detached dwelling units are a permitted land use in the Residential – 8 (R-8) zone. Residential density is limited to one detached dwelling per lot.</p> <p><i>Staff Comment:</i> The existing lot contains two (2) existing single family structures on one lot. The short plat would divide the existing lot into two building lots and each structure would occupy one lot each. The division of the property would bring the dwelling units into conformance with the maximum number of detached dwelling allowed per lot.</p>												
Compliance	R-8 Zone Develop Standards and Analysis												
✓	<p>Density: The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per net acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.</p> <p><i>Staff Comment:</i> After factoring in all density deductions (including private access easements and critical areas) the site has a net square footage of 91,199 square feet or 2.09 net acres (99,994 sf – 8,795 sf = 91,199 sf). The 2-lot proposal would arrive at a net density of 0.96 dwelling units per acre (2 lots / 2.09 acres = 0.96 du/ac), which falls below the permitted density range for the R-8 zone. In the event the applicant can show that minimum density cannot be achieved due to lot configuration, lack of access, environmental or physical constraints, minimum density requirements may be waived (RMC 4-2-110D.1.b). The previous preliminary plat application (LUA14-001040, ECF, PP, MOD) was denied because of insufficient access due in part to Tracts G and H not complying with Renton’s street standards due to insufficient width (Exhibits 14 & 15). Access from Talbot Rd S is a constraint to the site; therefore, minimum density is being waived for this project. See also FOF 25 for more information on access.</p>												
✓	<p>Lot Dimensions: The minimum lot size permitted in the R-8 zone is 5,000 sq. ft. A minimum lot width of 50 feet is required (60 feet for corner lots) and a minimum lot depth of 80 feet is required.</p> <p>The following table identifies the proposed approximate dimensions of the lots and tracts for Valley Vue Short Plat (<i>Exhibit 4</i>):</p> <table><tr><th>Proposed Lot</th><th>Lot Size (sq. ft.)</th><th>Lot Width (feet)</th><th>Lot Depth (feet)</th></tr><tr><td>Lot 1</td><td>41,970</td><td>100</td><td>421</td></tr><tr><td>Lot 2</td><td>40,200</td><td>100</td><td>401</td></tr></table>	Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)	Lot 1	41,970	100	421	Lot 2	40,200	100	401
Proposed Lot	Lot Size (sq. ft.)	Lot Width (feet)	Lot Depth (feet)										
Lot 1	41,970	100	421										
Lot 2	40,200	100	401										

	<table><tr><td>Tract A</td><td>17,824</td><td>100</td><td>178</td></tr><tr><td>Tract G</td><td rowspan="2">4,822</td><td>24</td><td>100-100.5</td></tr><tr><td>Tract H</td><td>24</td><td>100-102</td></tr></table>	Tract A	17,824	100	178	Tract G	4,822	24	100-100.5	Tract H	24	100-102
Tract A	17,824	100	178									
Tract G	4,822	24	100-100.5									
Tract H		24	100-102									
	<p><u>Staff Comment:</u> As demonstrated in the lot dimensions table, all lots meet the requirements for minimum lot size and lot depth.</p>											
✓	<p>Setbacks: The required setbacks in the R-8 zone are as follows: front yard is 20 feet, side yard is 5 feet, side yard along the street 15 feet, and the rear yard is 20 feet.</p> <p><u>Staff Comment:</u> No new homes are proposed as part of the short plat. The existing homes would remain in place and the both comply with the minimum setbacks of the R-8 zone.</p>											
✓	<p>Building Standards: The R-8 zone has a maximum building coverage of 50%, a maximum impervious surface coverage of 65%, and a maximum building height of 2 stories with a wall plate height of 24 feet.</p> <p><u>Staff Comment:</u> Building height, building coverage, and impervious surface coverage for the existing single family residences is consistent with the building standards of the R-8 zone.</p>											
Compliant if condition of approval is met	<p>Landscaping: The City’s landscape regulations (RMC 4-4-070) require a 10-foot landscape strip along all public street frontages. Additional minimum planting strip widths between the curb and sidewalk are established according to the street development standards of RMC 4-6-060. Street trees and, at a minimum, groundcover, are to be located in this area when present. Spacing standards shall be as stipulated by the Department of Community and Economic Development, provided there shall be a minimum of one street tree planted per address. Any additional undeveloped right-of-way areas shall be landscaped unless otherwise determined by the Administrator. Where there is insufficient right-of-way space or no public frontage, street trees are required in the front yard subject to approval of the Administrator. A minimum of two trees are to be located in the front yard prior to final inspection for the new Single Family Residence.</p> <p><u>Staff Comment:</u> The applicant’s property is landlocked and access is proposed through Tract H. No new landscaping has been proposed as part of the short plat application. Where there is no public frontage, a minimum of two (2) trees are required to be located in the front yard of each new lot.</p> <p>The applicant is requesting a modification from RMC 4-6-060F.2 “Minimum Design Standards Table for Public Streets and Alleys” in order to eliminate the required 8-foot planter strip and the 5-foot sidewalk along the north side of S 32nd Pl and install a driveway apron along the 24-foot street frontage. Staff is recommending approval of the street modification subject to two (2) conditions of approval. In addition, staff is recommending, as a condition of approval, that the applicant provide landscaping within Tract H that visually screens the shared driveway within Tract H from the abutting residential properties. A final detailed landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit issuance.</p>											
✓	<p>Tree Retention: The City’s adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.</p> <p>Significant trees shall be retained in the following priority order:</p>											

	<p>Priority One: Landmark trees; significant trees that form a continuous canopy; significant trees on slopes greater than twenty percent (20%); Significant trees adjacent to critical areas and their associated buffers; and Significant trees over sixty feet (60') in height or greater than eighteen inches (18") caliper.</p> <p>Priority Two: Healthy tree groupings whose associated undergrowth can be preserved; other significant native evergreen or deciduous trees; and Other significant non- native trees.</p> <p>Priority Three: Alders and cottonwoods shall be retained when all other trees have been evaluated for retention and are not able to be retained, unless the alders and/or cottonwoods are used as part of an approved enhancement project within a critical area or its buffer.</p> <p>A minimum tree density shall be maintained on each residentially zoned lot. For detached single family development, the minimum tree density is two (2) significant trees for every five thousand (5,000) square feet. The tree density may consist of existing trees, replacement trees, trees required pursuant to RMC 4-4-070F1, Street Frontage Landscaping Required, or a combination.</p> <p><u>Staff Comment:</u> <i>The property is covered with a variety of trees. Vegetation in the western portion of the property is comprised of maintained lawn represented by tall fescue, blue wildrye, hairy Cat's-ear, velvetgrass, colonial bentgrass, creeping buttercup, and white clover. The lawn is interspersed with patches of Himalayan blackberry and scattered trees, including big leaf maple and Oregon ash. Vegetation in the eastern part of the site is forested, represented by a canopy of big leaf maple, Oregon ash, and western red cedar, with snowberry, osoberry, Himalayan blackberry, hazelnut, Oceanspray, thimbleberry, dewberry, and sword fern, in the understory. There are 142 trees over 6 inches in diameter throughout the project site. After certain trees are excluded from the retention calculations (trees that are dead, diseased or dangerous, public streets, private access easements, critical area deductions), 126 become subject to the minimum requirement to retain thirty percent (30%) of the significant trees. The applicant is not proposing to remove any trees as part of the development and short plat of the lot (Exhibit 9). Therefore, the applicant complies with the minimum tree retention requirement of 30 percent.</i></p> <p><i>The minimum tree density would be verified at the time of the final detailed landscape plan. It appears that the lots would comply with the minimum tree density without the need to plant additional trees.</i></p>
✓	<p>Parking: Parking regulations require that a minimum of two parking spaces be provided for each detached dwelling.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line. Maximum driveway slopes shall not exceed fifteen percent (15%); provided, that driveways exceeding eight percent (8%) shall provide slotted drains at the lower end with positive drainage discharge to restrict runoff from entering the garage/residence or crossing any public sidewalk.</p> <p><u>Staff Comment:</u> <i>The new shared driveway would be required to comply with the maximum slope thresholds. The existing driveway from Talbot Rd S exceeds the 15% maximum driveway slope allowed for fire access. Sufficient area exists, on each lot, to accommodate off-street parking for a minimum of two (2) vehicles.</i></p>

<p>Compliant if condition of approval is met</p>	<p>Fences and Retaining Walls: In any residential district, the maximum height of any fence, hedge or retaining wall shall be seventy two inches (72"). Except in the front yard and side yard along a street setback where the fence shall not exceed forty eight inches (48") in height.</p> <p>There shall be a minimum three-foot (3') landscaped setback at the base of retaining walls abutting public rights-of-way.</p> <p><i>Staff Comment: The applicant is proposing approximately 30 cubic yards of material to be excavated to construct the shared driveway. No fences or walls were identified in the civil plan set. The applicant is proposing to limit the disturbance to access and utility improvement in S 32nd Pl, Tract H, the 20-foot wide ingress, egress & utility easement onsite, and the southwest portion of Lot 1 between Tract H and the existing single family home.</i></p> <p><i>Staff received several public comments concerned about safety and direct access to and from Tract H. Therefore, staff is recommending, as a condition of approval, that the applicant shall provide a permanent four foot (4') tall fence outside the shoulders of the shared driveway within Tract H. The applicant shall coordinate with the neighboring property owners prior to construction. The fence shall maintain compliance with height and vision clearance sections of the code. A fencing detail, location and cross section shall be identified on the final landscaping plan. The final detailed landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit issuance.</i></p>
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23. **Design Standards:** Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zone. The Standards implement policies established in the Land Use Element of the Comprehensive Plan. According to the submitted materials, no new single family homes are proposed to be constructed or remodeled as part of the short plat; therefore these standards are not applicable.
24. **Critical Areas:** Project sites which contain critical areas are required to comply with the Critical Areas Regulations (RMC 4-3-050). The proposal is consistent with the Critical Areas Regulations, if all conditions of approval are complied with:

<p>Compliant if condition of approval is met</p>	<p>Geologically Hazardous Areas: Based upon the results of a geotechnical report and/or independent review, conditions of approval for developments may include buffers and/or setbacks from buffers. A standard 15-foot building setback is required for all structures from Protected Slope areas.</p> <p>A 50-foot buffer and 15-foot building setback are required from Very High Landslide Hazard Areas.</p> <p><i>Staff Comment: No landslide hazards were identified on the City of Renton (COR) maps. A geotechnical engineering study, prepared by Geotech Consultants, Inc., found that the site soils are not susceptible to seismic liquefaction because of their dense nature. A SEPA mitigation measure includes compliance with the recommendations found in the Geotechnical Engineering Study by Geotech Consultants, Inc. dated May 27, 2014 or an updated report submitted at a later date.</i></p>
<p>N/A</p>	<p>Streams: The following buffer requirements are applicable to streams in accordance with RMC 4-3-050G.2: Type F streams require a 115-foot buffer, Type Np streams require a 75-foot buffer, and Type Ns streams require a 50-foot buffer. An additional 15-foot building setback is required from the edge of all stream buffer areas.</p> <p><i>Staff Comment: A Critical Areas Study prepared by Acre Environmental Consulting,</i></p>

	LLC (dated September 4, 2013; revised dated November 23, 2015; Exhibit 11) was submitted with the application materials. According to the report, there is one critical area located onsite and that was a wetland located in the eastern portion of the subject site.					
Compliant if condition of approval is met	Wetlands: The following buffer requirements are applicable to wetlands in accordance with RMC 4-3-050G.2:					
	Wetland Category	Buffer Width				Structure Setback beyond buffer
		High Habitat Function (8-9 points)	Moderate Habitat Function (5-7 points)	Low Habitat Function (3-4 points)	All Other Scores	15 ft.
	Category I – Bogs & Natural Heritage Wetlands	200 ft.				
	Category I – All Others	200 ft.	150 ft.	115 ft.	115 ft.	
	Category II	175 ft.	150 ft.	100 ft.	n/a	
	Category III	125 ft.	100 ft.	75 ft.	n/a	
	Category IV	50 ft.			n/a	
	<u>Staff Comment:</u> According to the Critical Areas Study, there is one wetland located in the eastern portion of the subject site and extends off-site to the east and south. This wetland and buffer likely provide a moderate level of habitat for a variety of wildlife species. The study found that due to the sites vegetative structure, the subject wetland provides habitat for use by terrestrial wildlife species including birds and mammals. Animals identified or observed included an American Crow, a song sparrow, a black-capped chickadee, squirrels, and evidence of a common raccoon. The established vegetation within the wetland and associated buffer on this site serves to intercept rain fall before it strikes the soil, thereby reducing erosion and improving water quality. The dense vegetation serves to trap sediment and pollutants and provide increased water quality functions that aid in a reduction of sediment which results in cleaner water leaving the site.					
	The wetland received a score between 16 and 19 points for all functions which are classified as a Category III wetland on the DOE Wetland Rating Form for Western Washington (2014 Update). A Category III wetland typically receives a 100-foot standard buffer from their delineated edge (RMC 4-3-050G.2).					
In order to preserve and protect the wetland and its associated buffer, the applicant is proposing to establish a Native Growth Protection Easement for the Category III wetland and its associated 100-foot buffer area within Tract A. A split-rail fence and wetland signage, along the outer buffer edge, are requirements of Renton Municipal						

	<i>Code when associated with a tree protection tract. Staff is recommending, as a condition of approval, that the applicant provide a wood, split-rail fence with wetland signage along the west boundary of Category III wetland buffer. The fence (with signage) shall be constructed prior to recording the final short plat. The final landscape plan shall include all specifications for fencing and signage and shall be submitted to, and approved by, the Current Planning Project Manager prior to engineering permit approval.</i>
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25. **Compliance with Subdivision Regulations:** Chapter 4-7 RMC provides review criteria for the subdivision. The proposal is consistent with the following subdivision regulations if all conditions of approval are complied with:

Compliance	Subdivision Regulations and Analysis
✓	<p>Access: Each lot must have access to a public street or road. Access may be by a shared driveway per the requirements of the street standards.</p> <p>The maximum width of single loaded garage driveways shall not exceed nine feet (9') and double loaded garage driveways shall not exceed sixteen feet (16').</p> <p><u>Staff Comment:</u> Access to the two (2) new residential lots is proposed to be served from Winsper Division No. 1 Subdivision (Tract H) via the existing 24-foot wide dedicated ingress/egress easement areas through the development on S 32nd Pl. The proposed 16-foot-wide paved shared driveway terminates roughly 5 feet north of Tract H. The applicant is not proposing a turnaround (hammerhead or cul-de-sac) within the development. The shared driveway standard would be required to meet RMC 4-6-060J and provide for safe and effective access for the existing residents, proposed residents, and fire and emergency vehicles as required by RCW 58-17-110. The existing driveway out to Talbot Rd S slopes steeply from east to west, and would not be able to provide adequate fire emergency access alone under its current constructed status.</p> <p>The proposed hauling and transportation routes would be on the west end of the property (Talbot Rd S to Benson Dr S) when accessible. Otherwise, out the access tract located along S 32nd Pl to Smithers Ave S to S 32nd St to Talbot Rd S to Benson Dr S (Exhibit 12).</p> <p>The Renton Fire Authority (RFA) provided an incident report that occurred on the property on July 29, 2015. The report identifies the challenges associated with the access to this property, including long, narrow, steep unpaved private access roadway from Talbot Rd S without any fire apparatus turnarounds onsite (Exhibits 22-24). The proposed 16-foot wide paved access road from S 32nd Pl has been determined to be a slight compromise from the code required minimum of 20 feet, but would still suffice for the proposed 2 lot short plat and greatly improves access to this property that now is only accessible from a very long, steep and narrow driveway that only now measures approximately 8 to 10 feet in width. RFA approved a 16 foot road width variance as the road is only approximately 100 feet long and lessens the impacts to the neighboring homes. This new access road would also improve fire safety to all the neighboring existing homes as it will improve response time and greatly improve RFA's ability to keep future fires from spreading.</p>
N/A	<p>Blocks: Blocks shall be deep enough to allow two tiers of lots.</p> <p><u>Staff Comment:</u> Depth of property limits this requirement.</p>
N/A	<p>Lots: The size, shape, orientation, and arrangement of the proposed lots comply with</p>

	<p>the requirements of the Subdivision Regulations and the Development Standards of the R-8 zone and allow for reasonable infill of developable land. Width between side lot lines at their foremost points (i.e., the points where the side lot lines intersect with the street right-of-way line) shall not be less than eighty percent (80%) of the required lot width except in the cases of (1) pipestem lots, which shall have a minimum width of twenty feet (20') and (2) lots on a street curve or the turning circle of cul-de-sac (radial lots), which shall be a minimum of thirty five feet (35').</p> <p><i>Staff Comment: The lots are rectangular in shape with orientation to Talbot Rd S.</i></p>
✓	<p>Streets: The proposed street system shall extend and create connections between existing streets per the Street Standards outlined in RMC 4-6-060 Street Standards.</p> <p><i>Staff Comment: The applicant is proposing to construct a shared driveway through Tract H of the Winsper Division 1 subdivision. The proposed driveway would connect the site's internal private road along the south end of the property from S 32nd Pl to Talbot Rd S and would serve as the site's point of access. As part of the proposed development, the lots would gain approximately 24 feet of street frontage along S 32nd Pl as Tract H is proposed to be used as an ingress/egress point. Tract H was intended to serve as future ingress, egress, and utilities tracts to serve Tax Lot 28 (project site), and are currently owned and maintained by Winsper Community Organization until deeded to Tax Lot No. 28 at no cost when development approvals are granted by the authorized jurisdiction.</i></p> <p><i>S 32nd Pl is classified as a residential access street. Per RMC 4-6-060, the minimum right-of-way for a residential access street is 53 feet with a minimum pavement width of 26 feet, a 0.5-foot wide curb, an 8-foot wide landscaped planter, and a 5-foot wide sidewalk. The applicant submitted a formal modification request, as part of the short plat application, regarding the required street frontage improvements along S 32nd Pl (Exhibit 13). The applicant is proposing to construct a concrete driveway apron and maintain the existing frontage improvements along the S 32nd Pl frontage in lieu of construction the planting strip and sidewalk. See FOF 27 for more information.</i></p> <p><i>The applicant is proposing a 16-foot wide paved shared driveway that is less than 200 feet in length. This meets the City's minimum standards for a shared driveway found in RMC 4-6-060J.1.e and RMC 4-6-060J.2. The proposed shared driveway was also determined to be acceptable to the RFA.</i></p> <p><i>The shared driveway shall have a pavement section containing a minimum of 4" of asphalt over 6" of crushed rock. The maximum grade for the shared driveway shall be 15%. The shared driveway shall be located wholly in a tract. An ingress/egress access easement to 3106 and 3112 Talbot Rd S would be required for the entirety of the shared driveway tract (Exhibit 7). Prior to construction permit approval, the drainage control plan and utility plan shall show how stormwater is collected and routed to an appropriate drainage facility.</i></p> <p><i>The separation between the rear yard fences of 618 and 624 S 32nd Pl is approximately 20 feet. The construction plans should give the contractor specific instructions on the installation of the shared driveway in the vicinity of these fences. If fence protection is recommended, it should be noted on the plans. If the neighbor's fences would be affected by the construction of the shared driveway within Tract H, the contractor shall coordinate with the respective property owners prior to construction. In addition, the relocation of franchise utility structures would require coordination with the respective utility owner prior to construction. Paving and trench restoration within the City's right-of-way must comply with the City's Trench Restoration and Overlay Requirements.</i></p> <p><i>There is a direct correlation between the number of homes and the number of trips</i></p>

	<p><i>anticipated to utilize the shared driveway. Staff feels that the lack of single family construction/building and limited utility and site access improvements as part of the short plat would not result in a detriment to public safety and general welfare as it pertains to the Winsper Subdivision.</i></p> <p><i>The City's trip threshold is 20 peak hour trips; therefore, no traffic impact analysis was required as part of the two (2) lot short plat. Because there is no new single family homes associated with this short plat, it is not anticipated that the proposed project would result in any new long-term impacts to the City's street system. Transportation impact fees would be credited since the short plat is not adding any additional homes.</i></p>
✓	<p>Relationship to Existing Uses: The proposed project is compatible with existing surrounding uses.</p> <p><i>Staff Comment: The subject site is bordered by single-family homes around all sides of the property. The properties surrounding the subject site are residential medium density and are designated R-8 on the City's zoning map. The proposal is similar to existing development patterns in the area and is consistent with the Comprehensive Plan and Zoning Code, which address privacy and quality of life for existing residents by considering scale and context in infill project design.</i></p>

26. Availability and Impact on Public Services:

Compliance	Availability and Impact on Public Services Analysis
✓	<p>Police and Fire: Police and Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development; subject to the applicant providing one new fire hydrant within 300 feet of the existing homes.</p>
✓	<p>Schools: No additional students would be generated by this proposal. The shared driveway would provide an alternative route (S 32nd Pl, Smithers Ave S, S 32nd St) from the site to the bus stop location at Talbot Rd S and S 32nd St for all grades. Concrete sidewalks are available from S 32nd Pl to the school bus stop. Therefore, there are safe walking routes to the school bus stops.</p>
✓	<p>Parks: A Park Impact Fee would be required for any future accessory dwelling units. The current Park Impact Fee for an ADU is \$1,532.56. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
✓	<p>Storm Water: An adequate drainage system shall be provided for the proper drainage of all surface water.</p> <p><i>Staff Comment: The site is located in part of the Black River Basin. Runoff from the site is split with approximately the easterly 150' draining overland towards the wetland along the east boundary. The remainder of the site sheet flows in a westerly direction ultimately entering the swale along the east side of Talbot Road. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. The project is proposing 1,780 square feet of new and/or replaced impervious surface. The project is also proposing less than 7,000 square feet of land disturbing area. Per Section 1.1.2 of the adopted 2009 King County Surface Water Design Manual (KCSWDM), the project is exempt from drainage review.</i></p> <p><i>Drainage improvements along the S 32nd Pl frontage would be required to conform to the City's street standards found in RMC 4-6-060 and Storm drainage SDCs would be credited as the proposed short plat is not creating new single family homes.</i></p>

	<p>A geotechnical report, dated May 27, 2014, was submitted by Geotech Consultants, Inc. (Exhibit 10). A SEPA mitigation determination and addendum measure (Exhibits 24 & 25) was imposed by the City's Environmental Review Committee (ERC), requiring that the project construction comply with the recommendations outlined in the submitted geotechnical report (or an updated report submitted at a later date). The geotechnical report indicates that a Temporary Erosion and Sediment Control plan would be prepared with the final construction plans in order to prevent, to the maximum extent possible, the transport of sediment to downstream drainage systems, water resources and adjacent properties. Best Management Practices (BMPs) anticipated include clearing limit delineation, cover measures (straw, plastic, etc.), traffic area stabilization (rock construction entrance) and perimeter protection (silt fencing) in accordance with City of Renton requirements.</p> <p>The Natural Resources Conservation Service (NRCS) mapped the subject property as being underlain by Alderwood gravelly sandy loam, 6 to 15 percent slopes. The NRCS describes Alderwood gravelly sandy loam, 6 to 15 percent slopes as rolling with irregularly shaped areas.</p>
✓	<p>Water: Water service is provided by the City of Renton. The site is located in the Talbot Hill 350 hydraulic water pressure zone. There is an existing 12" water main (COR Facility ID: WM 03001) west of the site along the eastern frontage of Talbot Rd S. 3106 and 3112 Talbot Rd S are currently served by two 3/4" services connected to this main and the meters are located near the end of the site's private driveway along the Talbot Rd S frontage. There is also an existing 8 inch (8") water main (COR Facility ID: WM 03498) south of the site in S 32nd Pl.</p> <p>A new fire hydrant would be required to be installed within 300 feet of the existing homes, as new lots created through the short plat process are required to conform to the fire code. An 8" water main extension north through Tract H of the Winsper Division 1 subdivision, from the 8" main in S 32nd Pl, would be required to serve the new hydrant. The new water main and fire hydrant must be designed and installed per City standards and shall be located in a utility easement.</p> <p>The final survey and plans must show all existing water infrastructure. The existing hydrant (COR Facility ID: HYD S 00483) located in front of 636 S 32nd Pl (KC Parcel No: 9485750360) is not shown on the sewer and water plan. The existing residences at 3106 and 3112 Talbot Rd S would each require new 1" water meters connected to the new 8" water main for service. The meters would be installed by the City of Renton. The current (2016) fee to install each meter is \$3,310.00. The lots will be credited for the System Development Charge (SDC) as they are currently connected to the City's water system. The meters shall be located in a utility easement. The existing water 3/4" meters and service lines that currently serve 3106 and 3112 Talbot Rd S shall be abandoned and capped at the main in Talbot Rd S in accordance with the City's standards.</p>
✓	<p>Sanitary Sewer: Sewer service is provided by the City of Renton. There is an existing 8" concrete sewer main west of the site along the eastern frontage of Talbot Rd S that flows from south to north. There is an eight inch (8") PVC sewer main north of the site that flows northwest from the northern site boundary beginning at a 48" manhole. 3106 Talbot Rd S is served by an existing four inch (4") PVC side sewer which enlarges to a six inch (6") PVC side sewer that connects to the eight inch (8") PVC sewer main (COR Facility ID: GM04113) downstream of the 48" manhole. This existing connection is acceptable for this home (Exhibit 8).</p> <p>There is also an existing eight inch (8") D.I. sewer main south of the site in S 32nd Pl that flows from east to west. 3112 Talbot Rd S is currently served by a private onsite septic</p>

system. New lots created through the short plat process are required to connect to the public sewer system. The existing private septic system would be required to be abandoned in accordance with King County Department of Health regulations. The applicant shall obtain a sewer availability certificate from the City for the new connection for 3112 Talbot Rd S and a new 6" sewer service shall be installed to serve 3112 Talbot Rd S. The new service shall be designed and installed per City Standards and would be required to extend from the existing 48" manhole (COR Facility ID: MH3167), located south of the site in S 32nd Pl, north through Tract H of the Winsper Division 1 subdivision to the site. The new service line would only serve 3112 Talbot Rd S. The new sewer connection for 3112 Talbot Rd S requires payment of a SDC. The SDC for sewer service is based on the size of the water service. The current SDC for sewer service with a 1" water meter installation is \$2,242.00. The SDC for 3106 Talbot Rd S would be credited as it is currently connected to the City's sewer system.

27. **Street Modification Analysis:** The applicant is requesting a modification from RMC 4-6-060F.2 "Minimum Design Standards Table for Public Streets and Alleys" in order to eliminate the required 8-foot planter strip and the 5-foot sidewalk along the north side of S 32nd Pl and install a driveway apron per along the 24.06' street frontage.

S 32nd Pl is a Residential Access Street with an existing ROW width of 44 feet (as per assessor map). The existing roadway section from south to north is an approximate 5-foot planter strip, 5-foot sidewalk, 0.5-foot curb, 28-foot pavement section, 0.5-foot curb, and an approximate 5-foot planter strip on the north side of the roadway adjacent to the project. A Residential Street classification requires a minimum right-of-way width of 53 feet. To meet the City's complete street standards, half street improvements include 14-foot paved roadway, 8-foot planter strip and 5-foot sidewalk is required to be constructed in the right of way fronting the development along with a minimum right-of-way dedication of 8 feet per City Code 4-6-060. The existing homes along S 32nd Pl are only 20 feet or so away from the existing right-of-way. An increase in right-of-way of 8-feet on the north side of the roadway would encroach into the required building setback per zoning.

The proposal is compliant with the following modification criteria, pursuant to RMC 4-9-250D, if all conditions of approval are met. Therefore, staff is recommending approval of the requested modification, subject to conditions as noted below:

Compliance	Street Modification Criteria and Analysis
Compliant if condition of approval is met	<p>a. Substantially implements the policy direction of the policies and objectives of the Comprehensive Plan Land Use Element and the Community Design Element and the proposed modification is the minimum adjustment necessary to implement these policies and objectives.</p> <p><i>Staff Comment: The Community Design Element has applicable policies listed under a separate section labeled Streets, Sidewalks and Streetscapes. These policies address walkable neighborhoods, safety and shared uses. Two specific policies support the decision to modify the street standards in order to extend the existing sidewalk at a width of five feet and eliminate the need for the landscape requirement between the curb and the sidewalk. These policies are Policy CD-102 and Policy CD-103 which state that the goal is to promote new development with "walkable places," "support grid and flexible grid street and pathway patterns," and "are visually attractive, safe, and healthy environments." The requested street modification is consistent with these policy guidelines provided the driveway apron becomes part of a future 5-foot wide sidewalk directly adjacent to the existing curb and gutter. This standard would ensure that the north side of the roadway is</i></p>

	<i>consistent with the existing configuration on the south side of the roadway. Given that the frontage along S 32nd Pl is only about 24 feet wide, a driveway apron with driveway wings meeting City of Renton Standards Driveway Detail (COR Std Plan 104.1) would encompass the entire frontage. The sidewalk and driveway approach would also be required to be located solely within the public right-of-way. If the improvements are outside of the existing right-of-way, additional right-of-way dedication would be required on S 32nd Pl. A condition to this effect is included in the recommendation section of this report.</i>
✓	<p>b. Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.</p> <p><u>Staff Comment:</u> The City's Community and Economic Development section reviewed S 32nd St and the surrounding area and have determined that locating the sidewalk directly adjacent to the roadway is more suitable for this location of S 32nd St. This determination was based on the fact that the roadway is directly adjacent to single family residences and there is insufficient space between the existing right-of-way and the existing homes to expand the roadway section to meet the full Residential Street standards.</p>
✓	<p>c. Will not be injurious to other property(ies) in the vicinity.</p> <p><u>Staff Comment:</u> There are no identified adverse impacts to other properties from the requested modification.</p>
✓	<p>d. Conforms to the intent and purpose of the Code.</p> <p><u>Staff Comment:</u> This modification provides for a safe pedestrian route in and around the existing neighborhood.</p>
✓	<p>e. Can be shown to be justified and required for the use and situation intended; and</p> <p><u>Staff Comment:</u> The revised street standards provide a safe design for vehicles and pedestrians.</p>
✓	<p>f. Will not create adverse impacts to other property(ies) in the vicinity.</p> <p><u>Staff Comment:</u> See comments under criterion 'c'.</p>

I. CONCLUSIONS:

1. The subject site is located in the Residential Medium Density (RMD) Comprehensive Plan designation and complies with the goals and policies established with this designation, see FOF 9 and FOF 21.
2. The proposal is the minimum land use action to bring the existing homes in compliance with the R-8 single-family residential zone with one dwelling per lot, see FOF 22.
3. The subject site is located in the Residential-8 (R-8) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval, see FOF 10 and FOF 22.
4. The proposed plat complies with the Residential Design and Open Space Standards, see FOF 23.
5. The proposed plat complies with the Critical Areas Regulations provided the applicant complies with City Code and conditions of approval, see FOF 24.

6. The proposed plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with, see FOF 25.
7. The proposed plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein, see FOF 25 and FOF 27.
8. There are safe walking routes to the school bus stop, see FOF 26.
9. There are adequate public services and facilities to accommodate the proposed plat, see FOF 26.

J. RECOMMENDATION:

Staff recommends approval of the Valley Vue Short Plat and Street Modification, File No. LUA16-000272, SHPL-A, MOD, as depicted in Exhibit 5, subject to the following conditions:

1. The applicant shall comply with the two (2) mitigation measures issued through the SEPA Addendum process by the Environmental Review Committee (ERC) on May 16, 2016 (*Exhibit 25*).
 - a. Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by Geotech Consultants, Inc. dated May 27, 2014 or an updated report submitted at a later date.
 - b. The applicant shall provide a paved 16-foot wide shared driveway through the existing Winsper Division No. 1 Tracts H that is consistent with the shared private driveway standards of the Renton Municipal Code (RMC 4-6-060J). The private access roads shall meet the minimum necessary to provide for safe and effective access for the existing residents, proposed residents, and fire and emergency vehicles.
2. The applicant shall provide landscaping within Tract H that visually screens the shared driveway within Tract H from the abutting residential properties. A final detailed landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit issuance.
3. The applicant shall provide a permanent four foot (4') to six foot (6') tall fence outside the shoulders of the shared driveway within Tract H. The applicant shall coordinate with the neighboring property owners prior to construction. The fence shall maintain compliance with height and vision clearance sections of the code. A fencing detail, location and cross section shall be identified on the final landscaping plan. The final detailed landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to construction permit issuance.
4. The applicant shall install a wood, split-rail fence with wetland signage along the west boundary of Category III wetland buffer. The fence (with signage) shall be constructed prior to recording the final short plat. The final landscape plan shall include all specifications for fencing and signage and shall be submitted to, and approved by, the Current Planning Project Manager prior to engineering permit approval.
5. The applicant shall provide a driveway apron with driveway wings and a 5-foot wide sidewalk along the street frontage of Tract H. The driveway approach and sidewalk shall be located solely within the public right-of-way. If the improvements are outside of the existing right-of-way, additional right-of-way dedication would be required from Tract H on S 32nd Pl.